136.0	0005	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,464,000 / 1,464,000
					USE VALUE:	1,464,000 / 1,464,000
					ASSESSED:	1,464,000 / 1,464,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		BRANTWOOD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRIBBEN KEVIN J &
Owner 2:	FAUTH REBECCA C
Owner 3:	
Street 1:	27 BRANTWOOD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DUNCAN SHARON L -
Owner 2:	POTTER THOMAS M -
Street 1:	27 BRANTWOOD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 12,079 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1904, having primarily Wood Shingle Exterior and 2751 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12079.000	787,400	7,700	668,900	1,464,000
Total Card	0.277	787,400	7,700	668,900	1,464,000
Total Parcel	0.277	787,400	7,700	668,900	1,464,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 532.24 | /Parcel: 532.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 87701
GIS Ref:
GIS Ref:
Insp Date: 10/26/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 136.0-0005-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	787,300	7700	12,079.	668,900	1,463,900	1,463,900	Year End Roll	12/18/2019
2019	101	FV	590,300	7700	12,079.	706,100	1,304,100	1,304,100	Year End Roll	1/3/2019
2018	101	FV	592,300	7700	12,079.	520,300	1,120,300	1,120,300	Year End Roll	12/20/2017
2017	101	FV	592,300	7700	12,079.	498,000	1,098,000	1,098,000	Year End Roll	1/3/2017
2016	101	FV	592,300	7700	12,079.	460,800	1,060,800	1,060,800	Year End	1/4/2016
2015	101	FV	551,100	7700	12,079.	386,500	945,300	945,300	Year End Roll	12/11/2014
2014	101	FV	549,700	7700	12,079.	377,600	935,000	935,000	Year End Roll	12/16/2013
2013	101	FV	549,700	7700	12,079.	359,700	917,100	917,100		12/13/2012

!10591!

PRINT

Date	Time
12/11/20	00:52:56

LAST REV

Date	Time
03/18/20	09:34:15
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10591

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DUNCAN SHARON L	63052-447		12/12/2013		1,167,000	No	No		
BURT DOROTHY	31138-363		2/15/2000	Family	458,000	No	No	4	
	5276-573		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	87701
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/8/2020	53	Redo Bas	4,766	C				
8/1/2014	937	Insulate	991		8/1/2014			Air sealing and in
4/10/2008	344	Manual	50,000			G9	GR FY09	REPL FLAT GAR ROOF
10/30/2006	942	Renovate	50,000			G8	GR FY08	RENO 8 ROOMS
9/7/2006	747	Addition	135,000			G8	GR FY08	SIDE ADD RR BUMPOU
4/10/2002	232	Add Bath	20,000	C				ADD BATH-REMODEL E
6/12/2001	401	Porch	20,000	C				REBUILD PORCH-REPA

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2017	Inspected	PH	Patrick H
8/29/2017	MEAS&NOTICE	HS	Hanne S
8/1/2014	Info Fm Prmt	PC	PHIL C
2/5/2009	Entry Denied	372	PATRIOT
11/13/2000	Hearing N/C	189	PATRIOT
6/10/2000	MLS	MM	Mary M
4/24/2000	Inspected	270	PATRIOT
11/18/1999	Measured	264	PATRIOT
8/3/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12079		Sq. Ft.	Site		0	90.	0.62	10			Topo	-5					668,925						668,900	

Total AC/HA: 0.27730 | Total SF/SM: 12079 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 668,925 | Spl Credit | Total: 668,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1904	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.05291629
Const Adj.:	1.00989902
Adj $ / SQ:	138.234
Other Features:	118465
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	825341
Depreciation:	37966
Depreciated Total:	787375

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 10 | BRs: 5 | Baths: 2 | HB 1

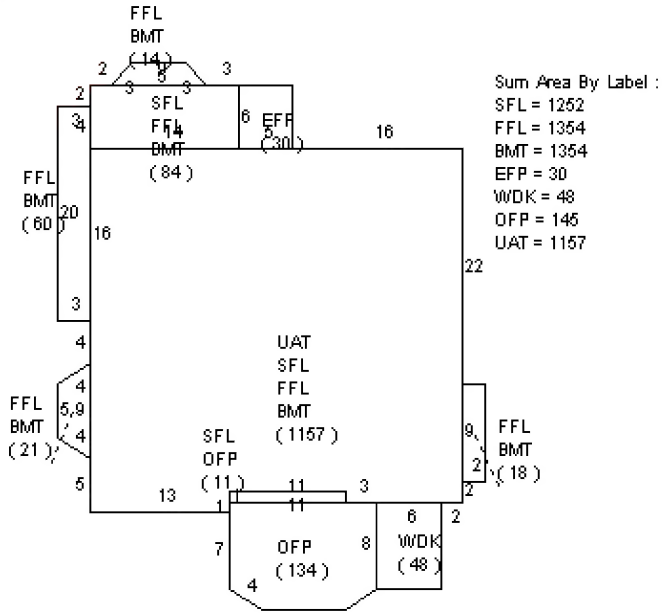
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,354	41.470	56,151
FFL	First Floor	1,354	138.230	187,169
SFL	Second Floor	1,252	138.230	173,069
UAT	Upper Attic	289	80.870	23,391
OFP	Open Porch	145	28.160	4,083
WDK	Deck	48	16.160	776
EFP	Enclos Porch	30	73.320	2,200
	Net Sketched Area:	4,472	Total:	446,839
Size Ad	2606	Gross Are	5340	FinArea 2751

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	G	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	201.82
Special Features:	0	Val/Su Net:	176.07
Final Total:	787400	Val/Su SzAd	302.15

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 136.0-0005-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	21X20	G	GD	1910	26.19	T	30	101			7,700			7,700

More: N | Total Yard Items: 7,700 | Total Special Featues: | Total: 7,700